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Document prepared by:

RON REIS, OF: 490 MAIN STREET, PLACERVILLE, CA 95667 530 295-1459

Mail recorded document to:

RAYMOND E. GLADDEN II, OF: 356 WOODCLIFF DRIVE, REDDING, CA 96003

Send all future tax statements to:

RAYMOND E. GLADDEN II, OF: 356 WOODCLIFF DRIVE, REDDING, CA 96003

Parcel ID#: TAX ACCOUNT NO: 3507-006CD-00704-000 KEY NO: 875499

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**WARRANTY DEED**  
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 5TH day of JULY , 2016 , by and between:  
JUDY P. COOPER & RICHARD L. COOPER, BOTH UNMARRIED, WHOSE ADDRESS IS:  
4294 TOYAN DRIVE, DIAMOND SPRINGS, CA 95619, COUNTY OF EL DORADO

("grantor"), and

RAYMOND E. GLADDEN II, AN UNMARRIED MAN WHOSE ADDRESS IS:  
356 WOODCLIFF DRIVE, REDDING, CA 96003

("grantee"). THE GRANTOR, for the true and actual consideration of \$15,000.00

FIFTEEN THOUSAND DOLLARS

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in KLAMATH County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SOURCE OF TITLE: DEED EXECUTED BY JOSEPH SECKORA JR. AND RECORDED ON  
SEPTEMBER 2, 2004, FOUND IN THE RECORDS OF THE CLERK OF KLAMATH COUNTY,  
OREGON

Commonly known as: VACANT LAND

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

1. NO LIENS OF RECORD

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed and delivered in presence of:

Signature: Judy P. Cooper

Print Name: JUDY P. COOPER

Capacity: GRANTOR

Signature: Richard L. Cooper

Print Name: RICHARD L. COOPER

Capacity: GRANTOR

Signature: Judy P. Cooper

Print Name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Capacity: \_\_\_\_\_

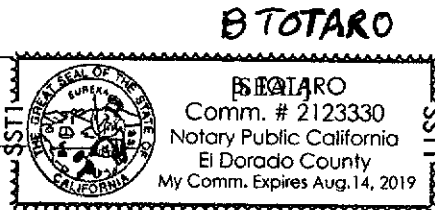
STATE OF California  
COUNTY OF El Dorado

On this 19 of July, 2016 before me, a notary public, personally appeared Judy P. Cooper; Richard L. Cooper, known or

identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument, and who acknowledged to me ~~he~~ he/she they freely executed the same.

Witness my hand and seal

B. Totaro  
Notary Public  
B. Totaro  
Print name  
08/14/2019  
My commission expires on



## **EXHIBIT "A"**

PARCEL 3 OF LAND PARTITION 39-94 FILED OCTOBER 3, 1994 KLAMATH COUNTY CLERKS OFFICE, BEING PARCEL 3 OF "MINOR LAND PARTITION 42-89, SITUATED IN GOVERNMENT LOT 22 OF THE SOUTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO: 3507-006CD-00704-000    KEY NO: 875499